

**A RESOLUTION determining SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE with Statement of Benefits (CF-1) form filing for 2019 for CK Products, LLC for property at 6230 Innovation Boulevard, Fort Wayne, IN 46818 under Confirming Resolution R-35-11 with an "Economic Revitalization Area" approved under I.C. 6-1.1-12.1**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution with approved Statement of Benefits (hereinafter "SB-1") forms, certain property for **CK Products, LLC** as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1; and

**WHEREAS**, property owners whose SB-1 form was approved after July 1, 1991 who file a deduction application under Sections 3 and 4.5 of I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne, Indiana, must file a Compliance with Statement of Benefits Form (hereinafter "CF-1") with the City of Fort Wayne and in some cases either the Allen County Auditor, the Allen County Assessor, or both, showing information on the extent to which there has been compliance with the approved SB-1 form for the project; and

**WHEREAS**, **CK Products, LLC** has filed CF-1 forms with **the City of Fort Wayne, the Allen County Auditor and the Allen County Assessor**; and

**WHEREAS**, **CK Products, LLC** approved SB-1 form stated that **88** full-time jobs would be retained and **40** full-time jobs would be created by **December 31, 2015**; and

**WHEREAS**, **CK Products, LLC's** approved SB-1 form stated **\$2,379,520** in annual payroll for the **88** full-time retained jobs and **\$1,224,704** in annual payroll would be generated by the **40** full-time jobs to be created; and

**WHEREAS**, **CK Products, LLC's 2019** CF-1 form filing stated that **88** jobs were retained and **zero** jobs were created; and

**WHEREAS**, **CK Products, LLC's 2019** CF-1 form filing stated **\$2,958,513** in annual payroll for the **88** jobs retained and **\$0.00** in annual payroll for the **zero** jobs created; and

**WHEREAS**, Common Council designated the City of Fort Wayne Community Development Division as the entity for the administration, application, processing and

1 monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal  
2 Code of the City of Fort Wayne; and

3 **WHEREAS**, Common Council has defined substantial compliance under Section  
4 153.21 of the Municipal Code of the City of Fort Wayne as:

- 5 1. Meeting 75% or more of the numbers of full-time and/or part-time jobs stated  
6 to be created or retained as delineated in the original Statement of Benefits  
7 Form (SB-1) approved by Common Council; and
- 8 2. Meeting 75% or more of the total payroll stated to be created or retained as  
9 delineated in the original Statement of Benefits Form (SB-1) approved by  
10 Common Council; and

11 **WHEREAS**, meeting 75% of the **88** full-time jobs retained means retaining **66**  
12 jobs; and

13 **WHEREAS**, meeting 75% of the **40** full-time jobs to be created means creating  
14 **30** full-time jobs; and

15 **WHEREAS**, meeting 75% of the **\$2,379,520** in retained annual payroll means  
16 **\$1,784,640** in retained annual payroll; and

17 **WHEREAS**, meeting 75% of the **\$1,224,704** in annual payroll to be created  
18 means **\$918,528** in created annual payroll; and

19 **WHEREAS**, Common Council may determine not later than forty-five (45) days  
20 after receipt of the CF-1 form that **CK Products, LLC** has either failed to substantially  
21 comply or has substantially complied with the original SB-1 form approved by Common  
22 Council; and

23 **WHEREAS**, Common Council made a determination on **June 25, 2019** that **CK**  
24 **Products, LLC** was not in substantial compliance as a result of its failure to create at  
25 least **30** jobs and at least **\$918,528** in annual payroll created, and that the failure to  
26 substantially comply was not caused by factors beyond the control of **CK Products,**  
27 **LLC**; and

28 **WHEREAS**, Council directed the Community Development Division to mail  
29 written notice to **CK Products, LLC** explaining the reasons for Council's determination  
30 and a date, time, place of a hearing to be conducted by Council for the purpose of  
further considering **CK Products, LLC's** compliance with Statement of Benefits; and

**WHEREAS**, the aforementioned notice was properly prepared and served upon  
**CK Products, LLC**; and

**WHEREAS**, **CK Products, LLC** [**appeared/failed to appear**] before Common  
Council to provide additional information concerning compliance.

1                   **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**  
2 **CITY OF FORT WAYNE, INDIANA:**

3                   **SECTION 1.** That, Common Council finds that the CF-1 form filed by **CK**  
4 **Products, LLC** with an approved Economic Revitalization Area for **2019** are not in  
5 substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal  
6 Code of the City of Fort Wayne for failure to create 75% of the **40** full-time jobs or **30**  
7 jobs that were stated that would be created and create 75% of the **\$1,224,704** in annual  
8 payroll or **\$918,528** that was stated that would be generated by the created jobs.


9                   ~~**SECTION 2a.** **CK Products, LLC** failed to appear and otherwise testify and~~  
10 ~~therefore Council confirms its determination of **June 25, 2019** that **CK Products, LLC**~~  
11 ~~has failed to substantially comply pursuant to IC 6-1.1-12.1 and Section 153.21 of the~~  
12 ~~Municipal Code of the City of Fort Wayne as detailed in Section 1 above. Council~~  
13 ~~therefore finds that **CK Products, LLC** has failed to substantially comply and said failure~~  
14 ~~was not caused by factors outside of **CK Products, LLC's** control. As a result of said~~  
15 ~~failure, **CK Products, LLC's** deduction/abatement under **R-35-11** is hereby terminated.~~

16                   **SECTION 2b.** That **CK Products, LLC** appeared and testified at the hearing  
17 and from its testimony it was determined that notwithstanding **CK Products, LLC's**  
18 failure to substantially comply as detailed in Section 1 above that **CK Products, LLC** did  
19 make reasonable efforts to substantially comply with the statement of benefits and **CK**  
20 **Products, LLC's** failure to substantially comply was caused by factors beyond the  
21 control of **CK Products, LLC**. Therefore, the continuation of **CK Products, LLC's**  
22 deduction/abatement under **R-35-11** is hereby approved.


23                   ~~**SECTION 2c.** That **CK Products, LLC** appeared and testified at the hearing~~  
24 ~~and from its testimony it was determined in addition to **CK Products, LLC's** failure to~~  
25 ~~substantially comply as detailed in Section 1 above, that **CK Products, LLC** did not~~  
26 ~~make reasonable efforts to substantially comply with the statement of benefits and **CK**~~  
27 ~~**Products, LLC's** failure to substantially comply was not caused by factors beyond the~~  
28 ~~control of **CK Products, LLC**. As a result of said failure, **CK Products, LLC's**~~  
29 ~~deduction/abatement under **R-35-11** is hereby terminated.~~

30                   **SECTION 3.** That, this Resolution shall be in full force and effect from and after  
its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM A LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Resolution Confirming Substantial Compliance or Non-Compliance with a Statement of Benefits (SB-1) for 2019**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This resolution confirms that Compliance with Statement of Benefits (CF-1) Form filings made by CK Products, LLC in April 2018 with an approved economic revitalization area are either in substantial compliance or non-compliance pursuant to both Council policy and Indiana law.**

EFFECT OF PASSAGE: **Potential retention or loss of economic revitalization area deduction (property tax abatement/phase-in).**

EFFECT OF NON-PASSAGE:

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**


ASSIGNED TO COMMITTEE (PRESIDENT): **Russ Jehl and Jason Arp**

Fort Wayne Common Council  
Citizens Square  
200 E. Berry St., Ste. 120  
Fort Wayne, Indiana 46802

**Subject: Notice of Intention to Move for Reconsideration**

Councilmember Jell, having voted with the prevailing side on ordinance R-19-07-24, is providing this written notice of his intention to move for reconsideration of the aforementioned bill at the next regular Council meeting on Aug 27, 2019.

Date: Aug. 13, 2019

  
\_\_\_\_\_

Printed: Russ Jell

**BILL NO. R-19-07-24**

**REPORT OF COMMITTEE ON FINANCE**

**August 6, 2019**

**Russ Jehl Chair**

**Jason Arp Co-Chair**

**All Council Members**

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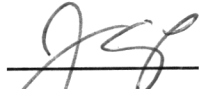





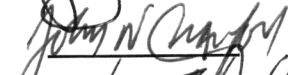
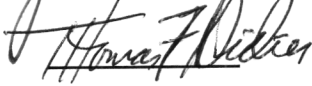
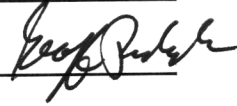
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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**LANA R. KEESLING  
CITY CLERK**

